



## **Near Confolens (16)**

A habitable 2 bedroom house with adjoining outbuildings and a garden situated in a quiet hamlet, which is near to Confolens and Champagne Mouton and 40 minutes from both Angoulême and Limoges airports.

*Ground floor:* Large living/dining room/kitchen with a fireplace, large bedroom, rear hallway with a shower room/wc, 2nd bedroom.

The property has gas fired central heating and it has been rewired.

At the rear is a large old house that is in need of renovation and a storage area. On the other side of the house are 2 barns, also formerly old houses, that could be converted into additional accommodation.

0.1 acre – there is a sitting area at the front and a further area of garden, currently overgrown, located a few metres away.

**39,000 Euros**  
*(agent's fees incl)*

**LT 2201/9497SBY16**

These particulars are intended only to give a description of the property described herein. No warranty is given as to the accuracy of these particulars and Alliance accepts no liability in respect of the same. Nothing in these particulars is to be construed as an offer for the sale and no part of these particulars shall be deemed incorporated in any contract of sale unless specifically stated therein.